101.0	0005	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	708,500	/	708,500
USE VALUE:	708,500	/	708,500
ASSESSED:	708,500	/	708,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		GREELEY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEAN DANIELLE & PATRICK
Owner 2:	
Owner 3:	
Street 1:	55 GREELEY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JOHNSON KERRY/TRUSTEE -
Owner 2:	MULLANE FAMILY TRUST -
Street 1:	55 GREELEY CIR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,180 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1958, having primarily Vinyl Exterior and 1782 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8180.000	242,700		465,800	708,500
Total Card	0.188	242,700		465,800	708,500
Total Parcel	0.188	242,700		465,800	708,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.59 | /Parcel: 397.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	65226
GIS Ref	
GIS Ref	
Insp Date	08/08/18

!8099!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	242,700	0	8,180.	465,800	708,500	708,500	Year End Roll	12/18/2019
2019	101	FV	248,200	0	8,180.	472,400	720,600	720,600	Year End Roll	1/3/2019
2018	101	FV	247,800	0	8,180.	352,700	600,500	600,500	Year End Roll	12/20/2017
2017	101	FV	247,800	0	8,180.	319,400	567,200	567,200	Year End Roll	1/3/2017
2016	101	FV	247,800	0	8,180.	306,100	553,900	553,900	Year End	1/4/2016
2015	101	FV	206,100	0	8,180.	259,500	465,600	465,600	Year End Roll	12/11/2014
2014	101	FV	206,100	0	8,180.	246,200	452,300	452,300	Year End Roll	12/16/2013
2013	101	FV	206,100	0	8,180.	234,200	440,300	440,300		12/13/2012

PRINT

Date	Time
12/10/20	22:41:10

LAST REV

Date	Time
08/29/18	10:49:15

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8099

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON KERRY/T	1511-112		7/14/2017		760,000	No	No		
MULLANE RICHARD	1447-44		12/30/2013	Convenience	99	No	No		
PETROFF RICHARD	1181-87		12/12/1997		276,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/21/1998	209	Shed	2,000					8X16 STORAGE SHED

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2018	MEAS&NOTICE	CC	Chris C
12/17/2008	Meas/Inspect	372	PATRIOT
12/29/1999	Inspected	276	PATRIOT
11/9/1999	Mailer Sent		
10/22/1999	Measured	256	PATRIOT
4/1/1982		AM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	65226
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8180		Sq. Ft.	Site		0	70.	0.81	5									465,781						465,800	

Total AC/HA:	0.18779	Total SF/SM:	8180	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	465,781	Spl Credit		Total:	465,800				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00739920
Adj $ / SQ:	129.199
Other Features:	90626
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	329750
Depreciation:	87054
Depreciated Total:	242696

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

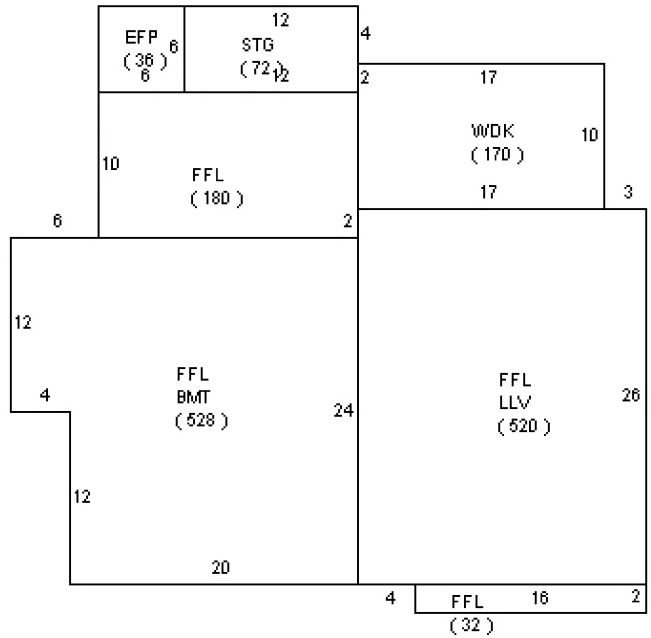
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	129.20
Special Features:	0	Val/Su Net:	93.85
Final Total:	242700	Val/Su SzAd	192.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,260	129.200	162,791
BMT	Basement	528	45.060	23,791
LLV	Lower Level	520	90.840	47,238
WDK	Deck	170	11.970	2,035
STG	Storage	72	8.840	637
EFP	Enclos Porch	36	73.140	2,633

Net Sketched Area:	2,586			Total:	239,125
Size Ad	1260	Gross Are	2586	FinArea	1782

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	C	
LLV	100	FLA	75		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X14	A	A	1980	0.00	T	0	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	